104.0	0003	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,200 /	754,200
					USE VALUE:	754,200 /	754,200
					ASSESSED:	754,200 /	754,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLADE BARBARA WTRUSTEE
Owner 2:	BARBARA SLADE TRUST
Owner 3:	
Street 1:	18 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLADE KENNETH H JR--ETAL -
Owner 2:	SLADE BARBARA W -
Street 1:	18 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10300.000	243,900		510,300	754,200
Total Card	0.236	243,900		510,300	754,200
Total Parcel	0.236	243,900		510,300	754,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.96 | /Parcel: 387.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66975
GIS Ref
GIS Ref
Insp Date 09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,900	0	10,300.	510,300	754,200	754,200	Year End Roll	12/18/2019
2019	101	FV	203,000	0	10,300.	510,300	713,300	713,300	Year End Roll	1/3/2019
2018	101	FV	202,900	0	10,300.	437,400	640,300	640,300	Year End Roll	12/20/2017
2017	101	FV	202,900	0	10,300.	408,200	611,100	611,100	Year End Roll	1/3/2017
2016	101	FV	202,900	0	10,300.	349,900	552,800	552,800	Year End	1/4/2016
2015	101	FV	190,400	0	10,300.	313,500	503,900	503,900	Year End Roll	12/11/2014
2014	101	FV	190,400	0	10,300.	290,100	480,500	480,500	Year End Roll	12/16/2013
2013	101	FV	190,400	0	10,300.	276,700	467,100	467,100		12/13/2012

!8274!

PRINT

Date	Time
12/10/20	22:51:14

LAST REV

Date	Time
10/01/18	15:27:52
mmcmakin	
8274	

USER DEFINED

Prior Id # 1:	66975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLADE KENNETH H	1249-48		3/5/2002	Family		No	No		
	531-71		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10300		Sq. Ft.	Site		0	70.	0.71	4									510,302						510,300	

Total AC/HA: 0.23646 | Total SF/SM: 10300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,302 | Spl Credit | Total: 510,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	141.153
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353503
Depreciation:	109586
Depreciated Total:	243917

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 2				Baths: 2		HB		

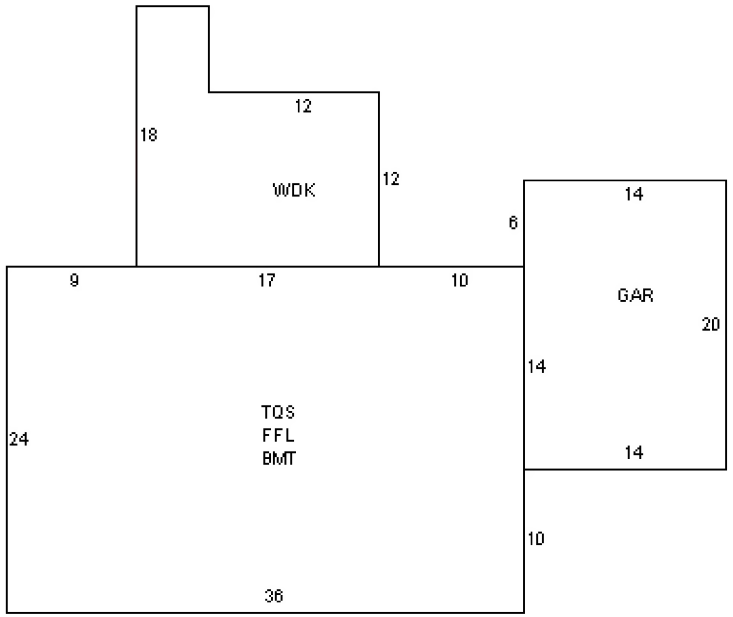
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	141.15
Special Features:	0	Val/Su Net:	84.39
Final Total:	243900	Val/Su SzAd	161.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	56.110	48,477
FFL	First Floor	864	141.150	121,956
TQS	3/4 Story	648	141.150	91,467
GAR	Garage	280	23.930	6,699
WDK	Deck	234	10.270	2,404
	Net Sketched Area:	2,890	Total:	271,003
Size Ad	1512	Gross Are	3106	FinArea 1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: